

City of Corunna
Special Council Meeting
Thursday, January 8, 2004

Present: Corey, Johnson, Lantis, Mehig, Runyan, Sanderson, Wagner.

Absent: None.

Guests: Joe Sawyer, City Manager; Merilee Lawson, Assessor/Planner; Shirley Sanderson; Judy Horton; and other concerned citizens.

The meeting was called to order in the City Council Chambers by Mayor Corey at 6:00 p.m.

AGENDA APPROVAL: Johnson moved, Runyan seconded to approve the agenda as presented.

Roll call vote:

Yes: Lantis, Runyan, Mehig, Wagner, Johnson, Sanderson.

No: None.

Motion CARRIED

DISCUSSION ON CHANGING THE NAMING OF THE STRAWSINE INDUSTRIAL COMPLEX TO THE STRAWSINE INDUSTRIAL BUILDING FOR

CLARIFICATION: Mayor Corey stated he asked to put this item on the agenda. It appears Councilperson Sanderson's intent was to name the building but since the city has the Katz Industrial Park Complex, it seems confusing to have a complex within a complex. Councilperson Sanderson asked if council voted on the park. Mayor Corey advised no, but Mr. Sawyer has referred to the property in his industrial information as the Katz Industrial Park Complex. Mayor Corey further advised he believed it was Councilperson Sanderson's intent to name the building rather than the whole ground but he might be wrong. Mr. Sawyer stated the city is looking at having multiple tenants in the building, which is why a building would be referred to as a complex. He further stated it is the city's intent to sell the building to a single user, but in order to ensure that the building has the Strawsine name on it, it might be clearer to name the building the Strawsine Industrial Building to avoid confusion if the city decides to sell off the back lots to a different customer. If council chooses to change the name of the building from the Strawsine Industrial Complex to the Strawsine Industrial Building, he would encourage council to do a motion to amend the motion of the previous meeting. Mayor Corey stated if everyone was satisfied with the name, then the name would stay as it is. Mr. Sawyer stated he has accidentally referred to the building as a building as opposed to complex. Councilperson Sanderson asked what the city would do if someone wants to buy the building and all of the property but the city has already sold two or four acres. Mr. Sawyer stated when the city gets to the point of considering selling acreage or the back pole barn building, the city would have to make a decision on whether the sale might cause harm to the value of the building. Mayor Corey stated he thought the city

would probably sell the building first if someone needed the building for expansion. Councilperson Sanderson stated he likes the word complex because if the city rents space to Spartan Fence while Davis Cartage is there, then it is a complex. Mayor Corey stated if everyone is happy with the name, then he would move on. Everyone was happy with the name as is.

CONSIDERATION OF CHANGES TO THE PREVIOUSLY APPROVED LEASE

AGREEMENT WITH DAVIS CARTAGE: Mayor Corey asked if the previous motion should be amended or if a new motion was needed. Mr. Sawyer advised since there was a subsequent motion at the last meeting for the improvement issue, then an amendment to the former meeting motion would be needed to replace that lease as presented with this lease. He reviewed and explained the lease modifications to the council and advised the term of the lease was changed from one-year to six months. He also reviewed the improvement bids he received from Maurer Heating and Cooling for six heaters, which came in at \$16,500 and from Goul Construction for building the wall at \$11,000. Mr. Sawyer advised Keith Bailey would be hired to do all of the miscellaneous work on a time and material basis. Councilperson Sanderson asked who would be responsible for the gas and electric bill. Mr. Sawyer advised the city. Councilperson Sanderson asked if Davis Cartage would be using the front driveway. Mr. Sawyer advised Davis Cartage should be using Shiawassee Street for access to and from the premises because South Comstock Street is a local street, which is a street that the city is going to have to address some day. Councilperson Sanderson stated 100,000-pound trailers going across the parking lot on South Shiawassee Street would mangle the blacktop into pieces within days. Mr. Sawyer asked what street Strawsine, DBM and Kenco used. Councilperson Sanderson advised there were signs put up telling the truck drivers to enter on Comstock Street. Mr. Sawyer advised the city has allowed trucks to drive on a local street for years, which should not have been allowed. Councilperson Sanderson asked if the city would have to fix the roof if it leaks. Mr. Sawyer advised yes, but the city would not be liable for any damage to any of Davis Cartage's products. Councilperson Sanderson stated he had a question about air quality. When a forklift is run on propane fuel and the sensors go off, the vehicle is supposed to be shut off and the area is to be vacated for 15 minutes. Mr. Sawyer advised there is almost one page in the lease agreement dedicated to indoor air quality and Davis Cartage will have to maintain proper air quality and they cannot affect the rest of the building. Davis Cartage wanted that paragraph taken out of the lease agreement but he would not allow the paragraph to be removed. Councilperson Mehig stated he and Councilperson Sanderson looked at the Comstock Street entrance and the city would be further ahead to use this entrance. Councilperson Sanderson advised Shiawassee Street is a local drag street. Mr. Sawyer advised he was sure Davis Cartage would rather use Comstock Street since the street has access to the highway and the sugar will be coming in from the thumb area. Councilperson Mehig asked if Tim Crawford could look at the street and give council a recommendation. Mr. Sawyer advised Mr. Crawford would tell the council not to let trucks on local streets. Councilperson Mehig asked how much vacant land was behind the plant. Mr. Sawyer advised around four acres. He further advised there is also some land behind the old grain elevators that could be future industrial park lot developments. Johnson moved, Wagner seconded to amend the motion of January 5, 2004 with the new rental agreement as of January 8, 2004.

Roll call vote:

Yes: Johnson, Sanderson, Wagner, Mehig, Runyan, Lantis.

No: None.

Motion CARRIED

ADJOURN: Wagner moved, Johnson seconded to adjourn.

Roll call vote:

Yes: Wagner, Johnson, Sanderson, Runyan, Lantis, Mehig.

No: None.

Motion CARRIED Time was 6:44 p.m.

STEVE COREY, MAYOR

YVONNE F. LONG, CITY CLERK